

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 31, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 AM. by Chair Suzanne Davis.

ATTENDANCE

Members Present:

Suzanne Davis, Associate Planner
Wayne Hokanson, Fire Department
Anthony Ghiossi, Building Official
Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 16863 Leroy Avenue
 Architecture and Site Application S-07-158

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:8. APN 529-15-036
PROPERTY OWNER: Bruce MacNaughton
APPLICANT: E. Gary Schloh

1. *Suzanne Davis* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced: Gary Schloh, Architect.
4. Members of the public were present:
 Bruce MacNaughton, property owner
 Shannon & Dave Wagner, adjacent neighbors on Izorah Way
 Marlene & Herb Swanson, adjacent neighbors on Leroy Avenue
5. Public hearing closed.
6. *Fletcher Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained as the house will be replaced.
 2. The existing structure has no architectural or historical significance, and is in poor condition.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure is such that it is not viable to remodel and expand the existing house, and the proposed design cannot be achieved without resulting in a technical demolition.

- (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
- 7. *Anthony Ghiossi* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 2: 308 Bean Avenue
 Architecture & Site Application S-07-178

Requesting approval of exterior modifications to an existing single family residence and to construct a detached garage with reduced side and rear setbacks on property zoned

R-1D:LHP. APN 510-18-039.

PROPERTY OWNER/APPLICANT: Cheryl Lauren


- 1. *Suzanne Davis* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced: Cheryl Lauren
- 4. Members of the public were present: Brad Tomy, contractor
- 5. Public hearing closed.
- 6. *Anthony Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section IV.B, the proposed work is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area.
 - (c) The project is in compliance with the Almond Grove Historic District Ordinance and has been reviewed and approved by the Historic Preservation Committee.
 - (d) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (e) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
- 7. *Fletcher Parsons* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:30 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Suzanne Davis, Associate Planner